091.A	0003	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	867,300	/	867,300
USE VALUE:	867,300	/	867,300
ASSESSED:	867,300	/	867,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
135		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SARAJIAN KRISTOPHER E &
Owner 2:	SARAJIAN AMANDA P
Owner 3:	
Street 1:	135 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC NAMARA JOHN J--CAROLE J -
Owner 2:	-
Street 1:	135 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1965, having primarily Wood Shingle Exterior and 2352 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10500.000	352,800		514,500	867,300
Total Card	0.241	352,800		514,500	867,300
Total Parcel	0.241	352,800		514,500	867,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.69 | /Parcel: 368.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
129284			12/05/08

!7469!

PREVIOUS ASSESSMENT

Parcel ID: 091.A-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	360,100	0	10,500.	514,500	874,600	874,600	Year End Roll	12/18/2019
2019	101	FV	271,500	0	10,500.	521,900	793,400	793,400	Year End Roll	1/3/2019
2018	101	FV	271,500	0	10,500.	389,600	661,100	661,100	Year End Roll	12/20/2017
2017	101	FV	271,500	0	10,500.	352,800	624,300	624,300	Year End Roll	1/3/2017
2016	101	FV	271,500	0	10,500.	338,100	609,600	609,600	Year End	1/4/2016
2015	101	FV	269,300	0	10,500.	286,700	556,000	556,000	Year End Roll	12/11/2014
2014	101	FV	269,300	0	10,500.	272,000	541,300	541,300	Year End Roll	12/16/2013
2013	101	FV	269,300	0	10,500.	258,700	528,000	528,000		12/13/2012

PRINT

Date	Time
12/10/20	22:06:11

LAST REV

Date	Time
02/25/20	14:03:26

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7469

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC NAMARA JOHN	66331-433		11/3/2015		781,000	No	No		
	13799-589		9/1/1979		83,500	No	No		Y

USER DEFINED

Prior Id # 1:	129284
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2019	1193	Heat App	10,000	C				
11/5/2015	1716	Re-Roof	10,600					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2016	Sales Review	PT	Paul T
12/5/2008	Meas/Inspect	163	PATRIOT
4/8/2000	Inspected	268	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	264	PATRIOT
8/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10500		Sq. Ft.	Site		0	70.	0.70	5									514,500						514,500	

Total AC/HA: 0.24105 | Total SF/SM: 10500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 514,500 | Spl Credit | Total: 514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20791709
Const Adj.:	0.99989998
Adj $ / SQ:	150.975
Other Features:	99000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433435
Depreciation:	80619
Depreciated Total:	352816

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2006
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

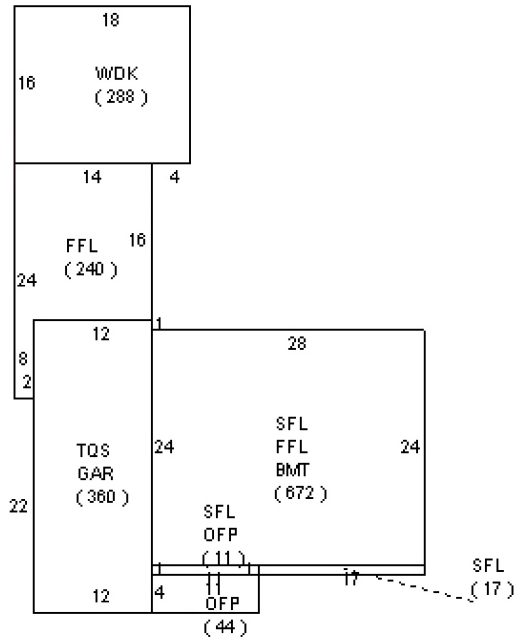
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	150.97
Special Features:	0	Val/Su Net:	108.32
Final Total:	352800	Val/Su SzAd	187.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	912	150.970	137,689
SFL	Second Floor	700	150.970	105,682
BMT	Basement	672	55.440	37,254
GAR	Garage	360	21.940	7,899
WDK	Deck	288	9.470	2,728
TQS	3/4 Story	270	150.970	40,763
OFP	Open Porch	55	44.000	2,420
	Net Sketched Area:	3,257	Total:	334,435
Size Ad	1882	Gross Are	3347	FinArea 2352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.A-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	